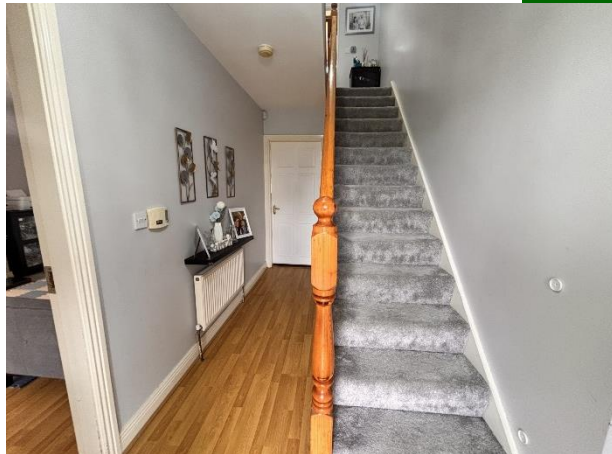




39 Glencree, Newport, Co. Tipperary



Guide Price €330,000



GVM launch to the market a beautifully presented three bedroom semi detached property located in this hugely popular residential development within walking distance of Newport.



Newport boasts a warm community feel with excellent local amenities. There are two primary schools and two secondary schools in the town, catering to families of all ages, and a higher-than-average education level among residents. Residents benefit from a Garda station, post office, shops, cafés, restaurants, veterinary clinic, and local credit union — all within walking distance of most homes. The town also enjoys strong community engagement, with local groups, clubs and events contributing to a lively, inclusive atmosphere.



Recreation, Nature lovers and outdoor enthusiasts will appreciate Newport's proximity to scenic attractions such as the wooded Clare Glens with panoramic riverside walks, picnic spots and kayaking opportunities.

The Silvermines foothills and Keeper Hill offer hiking and panoramic views, while the nearby riverside park and planned footbridge/walkway projects reflect growing investment in local public and leisure spaces. The University of Limerick, Plassey Technological Park and the Motorway are all less than 15 minutes drive away.



This property is situated in a cul de sac overlooking a green area with good off street parking. No 39 has been tastefully redecorated and modernised in recent years providing aspiring purchasers the opportunity to acquire a home in "turnkey" condition. The living and bedroom accommodation is bright, spacious and very well proportioned. Good off street parking. Gardens front and rear. The price point is also very attractive and should definitely be appealing to first time buyers, right sizers, or investors. Inspection is very highly recommended.

Rooms:

Entrance Hall Laminted flooring

2m (6'7") x 4.03m (13'3")

Living room Bay window. Solid fuel burning stove. Double doors leading to kitchen

3.05m (10'0") x 6m (19'8")





Kitchen/ Dining room Tiled flooring. Generous eye and floor level shakers style presses. Sliding doors leading to garden 3.05m (10'0") x 5.05m (16'7")

Utility room Plumbed for washer dryer

2m (6'7") x 2.06m (6'9")

Wc. whb. bath

1m (3'3") x 0.08m (3")



Reception room Laminated flooring

2.04m (6'8") x 4.08m (13'5")

Bedroom 1 Master. Bay window. Built in wardrobes

En-suite (1.6 x 1.5)

3.03m (9'11") x 4.02m (13'2")

Bedroom 2 Double . Laminated flooring. Built in wardrobe

3.06m (10'0") x 3.01m (9'11")



Bedroom 3 Single. Laminated flooring

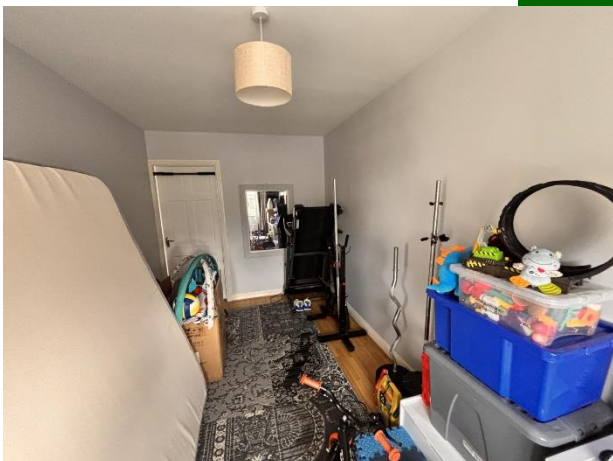
2.04m (6'8") x 2.04m (6'8")

Main Bathroom Fully tiled. Electric shower

2m (6'7") x 2m (6'7")

Features:

- Side entrance to walk in rear garden with shed and patio area
- Gas fired central heating
- Double glazed UPVC windows throughout
- Overlooking large green area
- Walking distance to Newport and all local amenities
- Walk in wardrobes
- Ideal property for first time buyers retirees investors or developers
- Easy commute to Limerick City





Property Directions:

Enter eircode V94A6FC to your mobile device to direct you straight to this property

Agent Information:

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Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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